034.0	0003	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	511,300 / 511,300
					USE VALUE:	511,300 / 511,300
					ASSESSED:	511,300 / 511,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TYLER TIMOTHY
Owner 2:	GUDURAS-TYLER MAJA
Owner 3:	
Street 1:	117 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENNER JACOB S/MARCUM MARLA -
Owner 2:	BENNETT PERRY/BILLYE -
Street 1:	117 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,033 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3033.000	184,300		327,000	511,300
Total Card	0.070	184,300		327,000	511,300
Total Parcel	0.070	184,300		327,000	511,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.60 | /Parcel: 532.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	23637
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2802!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	184,400	0	3,033.	327,000	511,400	511,400	Year End Roll	12/18/2019
2019	101	FV	128,200	0	3,033.	296,400	424,600	424,600	Year End Roll	1/3/2019
2018	101	FV	128,200	0	3,033.	281,000	409,200	409,200	Year End Roll	12/20/2017
2017	101	FV	128,200	0	3,033.	245,300	373,500	373,500	Year End Roll	1/3/2017
2016	101	FV	128,200	0	3,033.	209,500	337,700	337,700	Year End	1/4/2016
2015	101	FV	101,200	0	3,033.	194,200	295,400	295,400	Year End Roll	12/11/2014
2014	101	FV	101,200	0	3,033.	161,000	262,200	262,200	Year End Roll	12/16/2013
2013	101	FV	101,200	0	3,033.	153,300	254,500	254,500		12/13/2012

PRINT

Date	Time
12/10/20	18:09:17

LAST REV

Date	Time
05/14/19	14:14:42
apro	

USER DEFINED

Prior Id # 1:	23637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2802

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNER JACOB S/	71954-320	1	11/30/2018		520,000	No	No		
SHERWOOD NORMA	45012-590		4/19/2005		310,000	No	No		
SHERWOOD NORMA	36738-465		10/17/2002	Family	99	No	No		
RICHARD PAUL/ET	24875-111		9/23/1994		127,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2014	363	Solar Pa	8,050					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
6/16/2014	External Ins	PC	PHIL C
4/24/2009	Measured	372	PATRIOT
10/5/2005	MLS	HC	Helen Chinal
4/29/2000	Inspected	197	PATRIOT
2/23/2000	Measured	263	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3033		Sq. Ft.	Site		0	64.	1.68	3									327,034						327,000	

Total AC/HA: 0.06963 | Total SF/SM: 3033 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 327,034 | Spl Credit | Total: 327,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92389023
Adj $ / SQ:	124.725
Other Features:	64338
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	206641
Depreciation:	22317
Depreciated Total:	184324

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

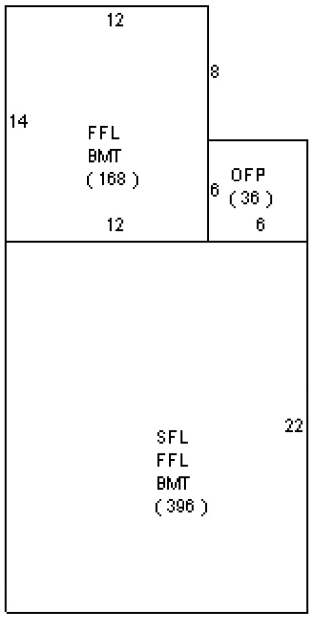
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.73
Special Features:	0	Val/Su Net:	118.14
Final Total:	184300	Val/Su SzAd	191.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	564	37.420	21,104
FFL	First Floor	564	124.730	70,345
SFL	Second Floor	396	124.730	49,391
OFP	Open Porch	36	40.650	1,463

Net Sketched Area:	1,560			Total:	142,303
Size Ad	960	Gross Are	1560	FinArea	960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	